

# SAN JOSE — PLANNING FOR HOUSING

## *Planning for the Future*

The City of San José maintains a policy framework and ambitious planning programs that promote the construction of housing for all income levels and household types.



### **SAN JOSE 2020 GENERAL PLAN**

The *San José 2020 General Plan* is the City's blueprint for physical growth. It guides the location and quantity of residential development, including affordable housing, through land use designations and policies.

- Major Strategies. The *General Plan* is based on seven major strategies which work together to support compact, infill, and transit-oriented development.
- Land Use Designations. Several land use designations allow mixed uses and/or have no maximum residential densities. These areas typically require a minimum density of 25 dwelling units per acre. One of these designations was created specifically to support public transit.
- Alternate Discretionary Use Policies: These policies allow increased densities in a variety of circumstances, particularly on sites near transit stations. Such policies encourage needed new housing and related services, in addition to supporting public transit.

### **SPECIFIC PLANS**

Specific Plans further the goals of the *General Plan*, and often the *Housing Initiative*, by defining housing development opportunities in strategic locations throughout the city. San José has completed seven Specific Plans:

- *Evergreen Specific Plan*: 3,000 housing units within a suburban setting.
- *Communications Hill Specific Plan*: Up to 4,000 housing units in a very urban form, located on a hilltop site.
- *Midtown Specific Plan*: Approximately 2,900 housing units oriented to nearby transit facilities and an adjacent neighborhood.
- *Jackson-Taylor Residential Strategy*: Up to 1,700 high density housing units integrated into a new pedestrian-friendly community, surrounded by existing residential areas.
- *Tamien Station Area Specific Plan*: Approximately 1,200 housing units oriented to a multi-modal transit station and adjacent neighborhoods.
- *Rincon South Specific Plan*: Approximately 1,900 multi-family housing units oriented to light rail transit with supportive retail uses and nearby office and hotel development.
- *Alviso Master Plan*: Retention and protection of existing residential neighborhoods with opportunities for a small number of new housing units.

The San José 2020 General Plan details the policy framework for housing development in San José.

San José's Specific Plans have a combined development capacity of more than 14,700 new housing units.

SMART  
GROWTH

## NEIGHBORHOOD REVITALIZATION PLANS

Working with the community, these plans focused on the City's most deteriorated neighborhoods to identify realistic actions for the revitalization of these communities.

The San José City Council has adopted several neighborhood revitalization plans, including the Poco Way, Santee, Washington, and University Neighborhoods Plans. Current efforts have expanded through the larger Strong Neighborhood Initiative (see separate insert).

## TRANSIT-ORIENTED DEVELOPMENT

The *General Plan* identifies major transportation routes (e. g. light rail corridors) for future residential and non-residential developments at significantly higher intensities. These areas can support at least 6,500 new housing units, but could potentially accommodate several times more than that in both mixed use and residential-only configurations.

## HOUSING INITIATIVE

The Housing Initiative is an innovative, proactive program to encourage the production of high density housing in close proximity to public transit corridors. The *Housing Initiative Study* concluded that the Guadalupe Corridor area could accommodate up to 10,000 new high-density units. The study also included thorough market and financial analysis proving the economic viability of more intensive housing units in San José. The *Housing Initiative* has resulted in General Plan amendments for 13 sites, potentially yielding 2,500 units.

Over 5,000 housing units have been constructed since the approval of the *Housing Initiative Study* in 1991. An additional 5,000 units either have Planning approvals or are pending approval. Housing types represented in these projects include Single Room Occupancy, senior housing, mixed affordable and market rate housing, and urban residential and commercial mixed use. Densities vary from 19 to 205 dwelling units per acre.

## HOUSING OPPORTUNITY STUDY

Based on the successful *Housing Initiative*, the *Housing Opportunity Study* is identifying sites along the Transit-Oriented Development Corridors in high-density housing and mixed-use developments. The first phase of the Study resulted in *General Plan* amendments on 14 sites, adding 6,000 housing units to the City's total housing capacity. The second phase identifies another 11 sites, which could potentially add another 6,100 housing units.



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